

AMENDING OFFICIAL ZONING MAP

SOUTH SIDE OF BALLINGER ROAD WEST OF NEW GARDEN ROAD

BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-15 Residential Single Family to Conditional District – RM-12 Residential Multifamily (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the southern right-of-way line of Ballinger Road, said point being the northeast corner of Cindy Gibson Rakes as recorded in Deed Book 4043, Page 1217 in the Office of the Guilford County Register of Deeds; thence along said southern right-of-way line S83°51'45"E 71.03 feet to a point; thence continuing along said southern right-of-way line S83°57'57"E 89.51 feet to a point; thence along a curve to the left a chord course and distance N82°32'17"E 6.48 feet to a point; thence S04°21'10"W 205.35 feet to a point; thence N86°31'29"W 161.19 feet to a point; thence N02°49'36"E 211.40 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RS-15 to Conditional District – RM-12 Residential Multifamily is hereby authorized subject to the following use limitations and conditions:

- 1) Uses limited to residential multifamily or single family dwellings designed for sale.
- 2) Maximum of four (4) dwelling units.
- 3) No structure shall exceed 2 above ground stories in height.
- 4) The exterior of all structures shall be constructed primarily of brick building materials.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on March 24, 2006.